

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, JUNE 28, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JUNE 28, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 048/16 – Request by JAMES J. MANSON JR., ADRIAN A. MANSON AND YANCEY MANSON GROUP, LLC for a Conditional Use to permit a car wash in a C-2 Auto-Oriented Commercial District, an SC Suburban Corridor Use Restriction Overlay District and a CT Corridor Transformation Design Overlay District and the rescission of Ordinance No. 13,765 MCS (Zoning Docket 89/89), on a portion of Lots 3 and 4 on an undesignated square, Cazeland Plantation, in the Fifth Municipal District, bounded by Mac Arthur Boulevard, General De Gaulle Drive, and Halsey Avenue. The municipal address is 3600 GENERAL DE GAULLE DRIVE. (PD 12) (TA) (DEFERRED FROM THE MAY 24, 2016 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

- 2. ZONING DOCKET 055/16 – Request by 1068, LLC for a Conditional Use to permit short term rentals in a CBD-3 Cultural Arts District, on Square 137, Lot 8, in the First Municipal District, bounded by John Churchill Chase, Magazine, Poeyfarre, Calliope and Constance Streets. The municipal address is 1068 MAGAZINE STREET. (PD 1A) (SL)**

3. **ZONING DOCKET 062/16** – Request by PROFESSIONAL FUNERAL SERVICES, INC. for a Conditional Use to permit a funeral home in an HU-B1 Historic Urban Neighborhood Business District, an RDO-2 Residential Diversity Overlay District, an AC-4 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 759, Lots I, 11, and 16 or Lots A or 1, B, and C (all of which are to be re-subdivided into proposed Lot Z-1, as shown on a survey by R.W. Krebs dated February 29, 2016), and a Conditional Use to permit a parking lot providing off street vehicle parking for non-residential uses within 300 feet in an HU-RD2 Historic Urban Two-Family Residential District and an RDO-2 Residential Diversity Overlay District, on Square 759, Lots 24, X, 25, and 5 or Lots 1, X, X, and 5 or 17 (all of which are to be re-subdivided into proposed Lot Z-1, as shown on a survey by R.W. Krebs dated February 29, 2016), in the Third Municipal District, bounded by North Claiborne Avenue and Kerlerec, North Derbigny and Columbus Streets, and the rescission or amendment of Ordinance No. 19,762 MCS (Zoning Docket 051/00). The municipal addresses are 1449-1455 NORTH CLAIBORNE AVENUE, 1615-1617 KERLEREC STREET, AND 1454-1460 NORTH DERBIGNY STREET. (PD 4) (VM)
4. **ZONING DOCKET 063/16** – Request by BARNETT G. PERKINS for a Conditional Use to permit an established two-family dwelling in an HU-RS Historic Urban Single-Family Residential District, on Square 1914, Lot 17, in the Third Municipal District, bounded by Eads, Treasure, Deers and Abundance Streets. The municipal addresses are 3027-3029 EADS STREET. (PD 7) (SK)
5. **ZONING DOCKET 064/16** – Request by 2500 LOUISIANA LLC, for a Conditional Use to permit medical facility over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed Use District on Square 595, Lots T, X-2 and 7, in the Sixth Municipal District, bounded by Louisiana Avenue and Freret, Delachaise and South Robertson Streets. The municipal addresses are 2500-2526 LOUISIANA AVENUE. (PD 2) (DA)
6. **ZONING DOCKET 065/16** – Request by BAYOU JTK, LLC for a Planned Development in an MU-1 Medium Intensity Mixed-Use District and the GC Greenway Corridor Design Overlay District, on the entirety of Square 508 and the entirety of Square 501, a portion of Square 482, and the current or former North Telemachus Street right-of-way (which are to be re-subdivided into proposed Lot X-1, as shown on a survey by Batture, LLC dated May 4, 2016) bounded by North Scott and Conti Streets, North Jefferson Davis Parkway, and the Lafitte Greenway. The municipal addresses are 401 NORTH CORTEZ STREET, 3601 CONTI STREET AND 400 NORTH GENOIS STREET. (PD 4) (NJ)
7. **ZONING DOCKET 066/16** – Request by CS&M ASSOCIATES for an amendment to Ordinance No. 8,181 MCS (Zoning Docket 12/81, which granted a Central Business Planned Community District for a hotel) and Ordinance No.

13,338 MCS (Zoning Docket 26/89, which allowed modifications to the hotel) to remove proposed Lot CC (as shown on a survey by Gandolfo Kuhn, LLC dated March 11, 2016) from the Central Business Planned Community District so that the Central Business Planned Community District applies only to proposed Lot S (as shown on a survey by Gandolfo Kuhn, LLC dated March 11, 2016) and to confirm that all previously granted FAR rights shall continue to be vested in proposed Lot S following the re-subdivision, in a CBD-2 Historic Commercial and Mixed-Use District, on the entirety of Square 169, which includes Lots N, A, B, 1, 2, 3, X, B, 2, 1, 5, four undesignated lots, K, M, and the lesser portion of N, in the First Municipal District, bounded by Canal, Magazine, Common and Camp Streets. The municipal addresses are 500-536 CANAL STREET AND 115 MAGAZINE STREET. (PD 1A) **(BP)**

8. **SUBDIVISION DOCKET 050/16** – Request by EMERALD DEVELOPMENT, LLC to re-subdivide Lot 10 into proposed Lots 10A and 10B, Square 115, Sixth Municipal District, bounded by Tchoupitoulas Street, General Pershing Street, Annunciation Street, and Napoleon Avenue. The municipal addresses are 4301-4303 TCHOUPITOULAS STREET. (PD 5) **(SL)**
9. **SUBDIVISION DOCKET 065/16** – Request by MARSHA A. KING, KRYSTEL M. KING, AND JOHN CERNIGLIA to re-subdivide Lots A, B, and 10-A into proposed Lots A-1, B-1, X, and 10-A-1, Square 557, Second Municipal District, bounded by David, Iberville, and North Solomon Streets and Bienville Avenue. The municipal addresses are 4122-4139 IBERVILLE STREET, 4144-4146 BIENVILLE AVENUE, AND 205 DAVID STREET. (PD 4) **(LM)**
10. **ADULT LIVE PERFORMANCE VENUE STUDY** – Request by City Council Motion M-16-22 for the City Planning Commission to conduct a public hearing and study on the regulation of Adult Live Performance Venues in the City of New Orleans. The study considers amendments to VCE Vieux Carre Entertainment District in the Comprehensive Zoning Ordinance, limitations on the number of such establishments, land use regulatory mechanisms, and use standards. **(SL)**

C. OTHER BUSINESS:

11. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(SKK)**

OTHER MATTERS:

- A. Adoption of minutes of the June 14, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk